



CITY OF DURHAM | NORTH CAROLINA

Date: May 6, 2014

To: Thomas J. Bonfield, City Manager
Through: W. Bowman Ferguson, Deputy City Manager
From: Joel V. Reitzer, Director, General Services Department

Subject: Proposed conveyance of approximately 0.190 acres in fee simple to the North Carolina Department of Transportation at 753 Ellis Road (parcel #156775) and 801 Ellis Road (parcel #156779), Durham, NC 27703, for the East End Connector project.

Executive Summary

The North Carolina Department of Transportation (NCDOT) requests that the City of Durham (the City) convey to it approximately 0.190 acres for the East End Connector project. The requested acreage incorporates land from two adjacent city-owned parcels located at 753 and 801 Ellis Road in Durham.

NCDOT will pay the City \$8,150.00, which is compensation for the acreage NCDOT is requesting and for other associated costs to the City.

NCGS §160A-274 allows a governmental unit to sell to another governmental unit an interest in real property upon such terms as the governing board deems reasonable.

Recommendation

The General Services Department and the Water Management Department recommend that City Council, 1) pursuant to G.S. §160A-274, authorize conveyance of approximately 0.190 acres in fee simple to North Carolina Department Of Transportation across portions of 753 Ellis Road (parcel #156775) and 801 Ellis Road (parcel #156779) for \$8,150.00, and 2) authorize the City Manager or Mayor to convey the city-owned property by non-warranty deed.

Background

NCDOT proposes to construct the 3.6-mile East End Connector (the Connector), a six-lane freeway between N.C. Highway 147 and U.S. Highway 70. The Connector will allow motorists traveling north from Interstate 40 and the Research Triangle Park area to access Interstate 85 north of Durham without traveling on local Durham streets.

NCDOT evaluated four different corridors for the freeway. Environmental surveys were conducted for each alternative. These included surveys for threatened and endangered species habitat, wetlands and streams, properties and sites potentially eligible for the National Register of Historic Places, community impacts, cultural resources, air and noise impacts, and other environmental concerns. City Council selected NCDOT's alternative three route on February 5, 2007 as the preferred route because it has the least-overall impact to the communities in the study area, including the fewest residential and business displacements, and second-lowest impact to wetlands and streams.

Pursuant to the selected Connector route, NCDOT has identified approximately 0.190 acres of city-owned property necessary for grading adjacent to one of the proposed on-ramps.

Issues and Analysis

The City's Ellis Road water tank is located on the city-owned parcels affected by the proposed conveyance to NCDOT. The top of the water tank is used to host the cellular antenna of both Verizon and Sprint. Periodically, a large crane is stationed near the eastern boundary line of 801 Ellis Road (parcel #156779) for use in maintaining cellular equipment attached to the water tank. The portion of the property on which the crane is typically placed is part of the acreage that NCDOT requires for the Connector.

Water Management staff has determined that relocating part of the fence surrounding the water tank will create an alternate location in which the crane can be placed. Having this alternate location enables the City to convey to NCDOT the required acreage without negatively affecting access to the cellular equipment.

The property to be acquired by NCDOT was appraised at \$2,150.00. Other costs to the City associated with this project include the removal of trees, relocation of fencing, and administrative revision of the site's existing site plan, estimated at \$6,000.00.

Alternative

City Council could decide not to authorize the conveyance of approximately 0.190 acres to NCDOT for the Connector. This alternative is not recommended because NCDOT requires this acreage for the Connector route previously selected by City Council.

Financial Impact

The City will receive \$8,150.00 from NCDOT as compensation, which will be deposited in the Water and Sewer Construction Fund Account for Sale of Land (#4100P007-661100). The City does not anticipate paying any closing costs.

SDBE Summary

This item does not require review by the Equal Opportunity/Equity Assurance Department.

Attachments

Map of East End Connector route
Aerial view of parcels' locations
Construction drawing depicting 0.190 acres